018.0	0006	0010.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	820,500	/	820,500
USE VALUE:	820,500	/	820,500
ASSESSED:	820,500	/	820,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
49		PRINCETON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TIRONE CHARLES L JR
Owner 2:	TIRONE MICHELLE G
Owner 3:	
Street 1:	49 PRINCETON ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	TIRONE CHARLES L JR -
Owner 2:	TIRONE MICHELLE G -
Street 1:	49 PRINCETON ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .15 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1939, having primarily Wood Shingle Exterior and 1746 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6513.000	297,400		523,100	820,500
Total Card	0.150	297,400		523,100	820,500
Total Parcel	0.150	297,400		523,100	820,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 469.93 | /Parcel: 469.93

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 13087

GIS Ref

GIS Ref

Insp Date 11/16/17

!1556!

PREVIOUS ASSESSMENT

Parcel ID 018.0-0006-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	297,400	0	6,513.	523,100	820,500		Year end	12/23/2021
2021	101	FV	288,200	0	6,513.	523,100	811,300		Year End Roll	12/10/2020
2020	101	FV	288,200	0	6,513.	523,100	811,300	811,300	Year End Roll	12/18/2019
2019	101	FV	230,100	0	6,513.	676,900	907,000	907,000	Year End Roll	1/3/2019
2018	101	FV	228,400	0	6,513.	430,800	659,200	659,200	Year End Roll	12/20/2017
2017	101	FV	228,400	0	6,513.	393,800	622,200	622,200	Year End Roll	1/3/2017
2016	101	FV	228,400	0	6,513.	320,000	548,400	548,400	Year End	1/4/2016
2015	101	FV	222,800	0	6,513.	320,000	542,800	542,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	20:10:42

LAST REV

Date	Time
12/04/17	11:18:05
ekelly	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1556

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PEDULLA JOSEPH	1223-97		6/29/2000		390,000	No	No		
	1025-37		12/1/1986		200,000	No	No		Y

USER DEFINED

Prior Id # 1:	13087
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/31/2010	2454	Addition	11,000					2ND FLR ON GAR
9/10/2010	2000	Re-Roof	1,500					

ACTIVITY INFORMATION

Date	Result	By	Name
11/16/2017	MEAS&NOTICE	BS	Barbara S
5/9/2009	Measured	372	PATRIOT
10/5/1999	Meas/Inspect	243	PATRIOT
10/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6513		Sq. Ft.	Site		0	85.	0.94	2									523,079						523,100	

Total AC/HA:	0.14952	Total SF/SM:	6513	Parcel LUC:	101	One Family	Prime NB Desc	KEL/MANOR	Total:	523,079	Spl Credit		Total:	523,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:	k - Kelwyn Manor		

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.25137448
Const Adj.:	0.99989998
Adj $ / SQ:	162.662
Other Features:	62500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	431043
Depreciation:	133623
Depreciated Total:	297419

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 6 | BRs: 3 | Baths: 1 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

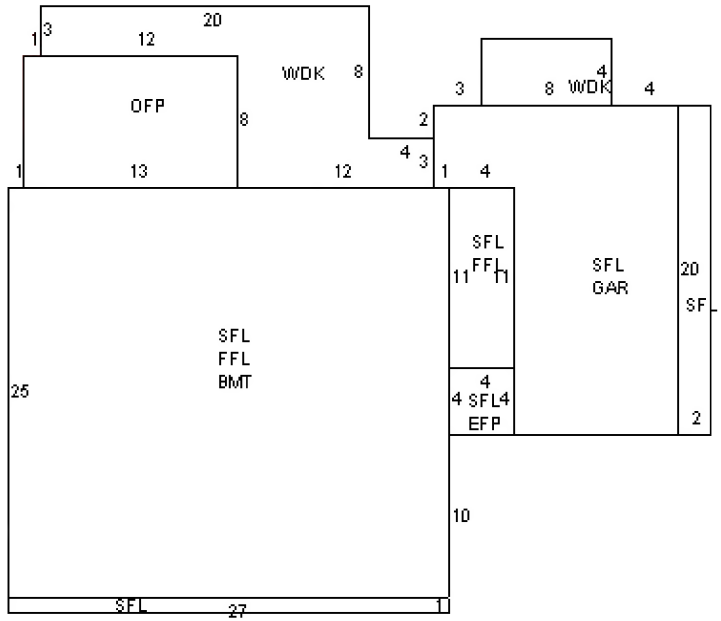
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	178.93
Special Features:	0	Val/Su Net:	101.36
Final Total:	297400	Val/Su SzAd	170.33

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,027	162.660	167,054
FFL	First Floor	719	162.660	116,954
BMT	Basement	675	48.800	32,939
GAR	Garage	225	26.110	5,874
WDK	Deck	168	11.950	2,008
OFP	Open Porch	104	32.360	3,366
EFP	Enclos Porch	16	72.590	1,161
	Net Sketched Area:	2,934	Total:	329,356
Size Ad	1746	Gross Area	2934	FinArea 1746

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

018.0-0006-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: